



Pure Prairie 35 Acre Ranch, Pueblo County, Colorado, 36.00 Acres

\$274,900

- Agriculture, Equestrian

Seller Motivated! Fantastic opportunity to own a 35 acre ranch parcel with loads of improvements already in place. Current owner has invested a significant amount of money in the property and improvements and is selling this property for well under cost. Property is on a quiet country road only 1.5 miles from pavement. Easy year-round access. Very secluded and quiet with views of the mountains in the distance. Land is all useable and fenced. Ideal for horses, small farm, livestock, ATV use, build home or move on a modular home. No covenants or restrictions here.

42 x 62 Cleary insulated barn with concrete floor
Two overhead drive-in doors
Plumbed for bathrooms/wired for electrical
HVAC system for cooling and heating
3 phase power at barn
Brand new septic system
30 x 96 greenhouse building

The ranch is located 20 minutes east of Pueblo, Colorado and just off State Hwy 50. The Ranch is easily accessible from the major Colorado cities without crossing mountain passes. Colorado Springs is only 1 hour from property and Denver is 2 hrs. Seller will convey any mineral rights owned as part of sale.

Main Info

- Street Address : 2897 59th Lane
- Lot Size Acres : 36.00 Acres
- Postal / Zip Code : 81025
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 1100001008
- County : Pueblo
- Closest City : Boone

Taxes

Tax Year : 2022

Estimated Taxes per year are \$1,330.00

Broker Info



Cody Switzer

Rocky Mountain Ranch & Land

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Having grown up around the land business here in the beautiful state of Colorado, I'm very familiar with mountain, recreational, and ranch land. I'm an avid outdoorsman; Fly fishing, backpacking, snowboarding/skiing are some of my favorite activities. It would be a pleasure to work with you to help find that perfect property that can be used for many years to come. He is a member of the Pikes Peak Association of Realtors.

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